

Design Guidelines (February 2004) for the Vista Oaks project state that grading shall be kept to the minimum area necessary to accommodate the home, garage, and a minimal backyard, generally flat and approximately 20 feet deep.

Grading impacts associated with the project are estimated as follows:

	Phase I (Square Feet)	Phase II (Square Feet)	Phase III (Square Feet)	Total (Square Feet)	Total (Acres)	Percentage Graded
Roadway Grading	136,100	93,100	111,900	341,100	7.83	25%
Pad Grading	96,600	307,300	546,200	950,100	21.81	68%
Trail Grading			102,100	102,100	2.34	7%
Total Grading	232,700	400,400	760,200	1,393,300	31.98	100%

	Phase I (Cubic Yards)	Phase II (Cubic Yards)	Phase III (Cubic Yards)	Total Cubic Yards (cut/fill)
Cut	8,800	34,200	78,200	119,200 (cut)
Fill	2,100	27,400	85,800	115,300 (fill)
Net	6,700 (cut)	6,800 (cut)	9,600 (fill)	3,900 (cut)

The 7.83 acres identified for grading roadways includes both the public right-of-way and additional areas outside of it that would be impacted when the road is graded. The grading activities comprise approximately 119,200 cubic yards of cut and 115,300 cubic yards of fill. The applicant proposes to utilize the remaining soil cut within the project site on the residential lots.

Off-Site Improvements

The Granite Lakes Estates subdivision, located adjacent to the eastern border of the Highlands Parcel A site, has been approved by the City of Rocklin; however, the subdivision and corresponding infrastructure have not been built. Development of the proposed Vista Oaks project requires a portion of the Granite Lakes Estates subdivision infrastructure improvements to be constructed, such as Monument Springs Drive, the Monument Springs Drive extension (bridge) across Secret Ravine Creek, and the 12-inch water line. A possibility exists that the Vista Oaks project may be implemented prior to the beginning of construction of the Granite Lakes Estates subdivision. At such a time,

infrastructure improvements identified for Granite Lakes Estates would have to occur in order to serve the proposed project site. These off-site infrastructure improvements, including Monument Springs Drive, the bridge, and the water line, have previously been addressed in the Granite Lakes Estates EIR. Any development of the off-site infrastructure improvements for the proposed project would be in compliance with mitigation measures identified in the Granite Lakes Estates EIR.

In addition, a 14-foot wide paved multi-use public trail would connect to future off-site trails within Granite Lakes Estates to the east of Highlands Parcel A and Stoneridge to the south. The trail would be located to the south of and generally parallel to Secret Ravine Creek. Furthermore, if the Highlands Parcel A project is not completed prior to Vista Oaks, the Vista Oaks project may be required to construct and/or extend across Highlands Parcel A to connect to an existing public trail. Other infrastructure improvements across Highlands Parcel A may also be necessary. Any development of the off-site infrastructure improvement for the proposed project would be in compliance with the mitigation measures identified for the Highlands Parcel A project in this EIR.

General Development Plan

The Vista Oaks General Development Plan will establish development standards for this project and is intended to encourage development of the property in a manner that integrates development with the natural environment. The Vista Oaks General Development Plan will allow development of up to 100 units of single-family residential lots on the site, with a minimum lot size of 8,024 square feet.

All provisions of the City's Municipal Code would apply to this project unless otherwise specified in the Vista Oaks General Development Plan. Whenever there is a conflict between the City's Municipal Code and the General Development Plan, the provisions of the General Development Plan would prevail.

The proposed General Development Plan would allow the following uses within the Vista Oaks property area:

<u>Uses</u>	
Single-family detached	P
Accessory uses & structure	P
Private parks & playgrounds	U
Secondary residential units	P

P = Permitted Use U = Conditionally Permitted Use

The following development standards are proposed for the project:

Max. units per gross acre	1.5
Min. lot area (sq. ft.)	8,024
Min. lot width	
Interior	68'

Corner	73'
Min. lot depth	100'
Setbacks	
Front	20'
Side, Interior	7'
Side, Street	10'
Rear	20'
Max. lot coverage	35%
Max. building height	
Principal building	30'
Accessory building	14'

Notes:

1) Front yard setbacks for single-story side entry garages only may be reduced to 15'.

Highlands Parcel A Subdivision – Project Components

Land Use

The applicant for the Highlands Parcel A Subdivision is requesting a General Plan Amendment to redesignate the majority of the Highlands Parcel A project site from Low Density Residential (LDR) to Rural Residential (RR), and to reconfigure the boundary of the Recreation/Conservation (R/C) designation on the northern end of the property. The applicant is also proposing a Rezone of the site from PD-1.5 to PD-0.66. Please refer to the “Required Public Approvals” section of this chapter for further information regarding the proposed General Plan Amendment and Rezone.

The Highlands Parcel A Subdivision would divide approximately 30.14 acres into 20 single-family residential lots and four open space parcels (see Figure 3-7, Highlands Parcel A Lotting Plan). The Highlands Parcel A Subdivision includes the following proposed land uses:

Use	Number of Lots/Parcels	Acres	% of Site
Single Family	20	5.8	19.3
Open Space Parcels	4	22.9	75.9
Public Right-of-Way	-	1.5	4.8
Total	24	30.2	100

Lot sizes of the single-family residential portion of the project site would range from 11,050 square feet to 15,160 square feet, with an average lot size of approximately 12,661 square feet. The proposed plan has been configured to preserve existing natural resources, archaeological sites, and valley elderberry longhorn beetle (VELB) conservation areas located on the project site within proposed open space parcels A, B, and C. Open Space Parcel A would preserve 20.06 acres of vegetation and wetlands along the southern side of Secret Ravine Creek, which borders the project area to the

north. Open Space Parcel C would preserve 0.70 acres and would be located opposite Open Space Parcel A across from the proposed Monument Springs Drive extension. Open Space Parcel B would consist of 1.99 acres located in the southeast corner of the project site. Open Space Parcel D would consist of 0.12 acres located in the southwest corner of the project site. Each open space parcel would be dedicated to, and maintained by, the City of Rocklin.

The Highlands Parcel A Subdivision would be served by a single street, an extension of Monument Springs Drive which would extend through the project to the proposed Vista Oaks Subdivision and then connect to the Highlands development in Rocklin and the Vista Oaks and Stoneridge Specific Plan Area within the City of Roseville (a separate Vista Oaks project has been approved and is currently under construction in the City of Roseville directly south of the Vista Oaks piece of the Rocklin site). Roadways would occupy approximately 1.46 acres, and a 10-foot wide paved public trail with 2-foot unpaved shoulders would connect to future off-site trails within Granite Lakes Estates and the Vista Oaks Subdivision (analyzed in this EIR). The trail would be located to the south of Secret Ravine Creek within Open Space Parcel A.

Tree Preservation

The Highlands Parcel A site contains approximately 914 oak trees of 6" or greater diameter at breast height (dbh). Like the Vista Oaks project, the Highlands Parcel A project also includes as an entitlement an Oak Tree Preservation Plan Permit to allow for removal of as many as 173 oak trees (construction-related purposes) and as many as 35 oak trees (dead or dying) recommended by the arborist from the Highlands Parcel A site.

Wetlands Impacts

A total of 1.37 acres of wetlands exists on the Highlands Parcel A site. Approximately 0.18 acre of the total 1.37 acres of wetlands on Highlands Parcel A could potentially be impacted as a result of the development of the Highlands Parcel A project.

Trail Access

The Highlands Parcel A project would extend the 14-foot wide trail from the Vista Oaks site to connect to the trail at the Granite Lakes Estates site to the east.

Grading Methods/Options

Residential lots for the Highlands Parcel A project would be pad-graded with the project's subdivision improvements (see Figure 4.5-3, Highlands Parcel A Grading and Drainage Plan). The net soil displacement for the Highlands Parcel A project would be approximately 700 yards cut from the site. The total grading of the Highlands Parcel A project site is approximately 29 percent (8.79 acres/ 30.14 acres).

Figure 3-7
Highlands Parcel A Lotting Plan

